



# City of Seattle Preliminary Assessment Report

June 18, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

## Project Summary

<b>AP/Project No.</b>	6217859	<b>Ground Disturbance</b>	N
<b>Application Template</b>	BLDG	<b>PASV Required This Permit</b>	Y
<b>Application Type</b>	CONSTRUCTION AND DEVELOPMENT	<b>Date PASV Completed</b>	(Waived)
<b>Category</b>	COMMERCIAL	<b>PASV Done Under</b>	3010238
<b>DPD Review Type</b>	FULL	<b>Permit Remarks</b>	Double tag with #6218535
<b>Address</b>	2020 NW Market St		
<b>Location</b>			
<b>Zoning</b>	NC3P65	<b>Applicant</b>	CRIS GUNTER 600 UNIVERSITY ST STE 1818 SEATTLE WA 9811011 (206) 223-4999
<b>King County APN</b>	<a href="#">2767700955</a>		
<b>Permit Status</b>	Initial Information Collected		
<b>Description of Work</b>	Demolish the existing 1-story building and rebuild a new 2-story (approx 8,400 SF) building. The adjacent north lot (existing use is parking lot) will also be demolished and rebuilt to accommodate parking.	<b>Applicant Email</b>	<a href="mailto:cgunter@ehs-design.com">cgunter@ehs-design.com</a>
		<b>Linked AP/Project Nos.</b>	3010238, 6218535
<b>SDOT Project No</b>			

## Seattle City Light Requirements

**Contact:** Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

### Street and Alley Requirements NW MARKET ST

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high & low voltage lines & electrical facilities along NW Market St.

## NW 56TH ST

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along NW 56th St.

Scaled building elevation drawings will be required to determine clearances.

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines & electrical facilities along NW 56th St.

Relocate existing electric service wire, equipment, and/or meter at project's expense. Existing service may need relocation. It appears to run thru parking lot under planned temp branch.

## Other Requirements

- Please contact the Electric Service Representative for your area several months before new service is required for questions regarding your project and to determine your electric service design, service location and what kind of service is available at the building site. Your Electric Service Representative is: Stephanie Franklin, 206-615-0604, [stephanie.franklin@seattle.gov](mailto:stephanie.franklin@seattle.gov)

## DPD Drainage Requirements

**Contact:** Kevin Donnelly, (206) 684-5051, [Kevin.Donnelly@seattle.gov](mailto:Kevin.Donnelly@seattle.gov)

### Existing Public Drainage Infrastructure

Sanitary sewer main location: NW Market St; NW 56th St

Sanitary sewer main size: 40-inches; 10-inches

Storm drainage main location: NW Market St

Storm drainage main size: 12-inches

### Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Public storm drain system.

### Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

## DPD Land Use Code Requirements

**Contact:** Lawrence L Falk, (206) 684-0471, [larry.falk@seattle.gov](mailto:larry.falk@seattle.gov)

### Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

## NW MARKET ST

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance.

## NW 56TH ST

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.  
<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curblines reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance.

## **Alley Requirements**

### **ALLEY NORTH OF SITE**

Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street. See SDOT Street Use for early design guidance on the design details for alley paving.

A 5 ft. foot dedication is required. Refer to CAM 2203

([http://www.seattle.gov/dpd/Publications/Client\\_Assistance\\_Memos\\_\(CAMs\)/](http://www.seattle.gov/dpd/Publications/Client_Assistance_Memos_(CAMs)/)) and see SDOT Street Use for early design guidance.

## **Land Use**

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

## **Notes to Applicant**

Five foot alley dedication per SMC 23.53.030 F1 applies to both sides of the alley.

## **Other Requirements**

- Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
- Based on the preliminary application materials, DPD recommends that the applicant visit the Applicant Services Center to receive coaching on the proposed project.

## **SDOT Requirements**

**Contact:** Melody Berry, [melody.berry@seattle.gov](mailto:melody.berry@seattle.gov)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

## **Permit Requirements**

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). Street Improvement Plan (SIP) must be accepted by SDOT prior to DPD intake. Please visit SDOT's Street Use website at:

[http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm) to obtain SDOT Client Assistance Memos (CAMs), applications, templates, packets and checklists to assist in obtaining your street improvement permit (SIP).

## **Street Improvement Requirements**

### **NW 56TH ST**

Tree planting: See Right of Way Improvement Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for approval of species and placement. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693.

## **Alley Requirements**

### **ALLEY NORTH OF SITE**

Other requirements: Alley paving and setback.

## **SPU Requirements**

**Contact:** Jennyfer Jacobsen, (206) 684-8766, [JacobsJS@seattle.gov](mailto:JacobsJS@seattle.gov)

## **Existing Public Infrastructure - Water**

Water main location: NW Market ST

Water main size: 12-inch

Water main pipe material: CI

Closest fire hydrant location: NW Market ST & 20th Ave NW

Closest fire hydrant distance from property line: 335

## Water Availability

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

## Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current stormwater and side sewer codes. Major updates to these codes are expected in the third quarter of 2009. Projects are vested at the time of complete application acceptance.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.